COMPASS HOUSE
AT ROSE WHARF
1,850 – 3,700 SQ.FT.
TO LET
CHARACTERFUL RIVERSIDE STUDIO OFFICES WITH ABUNDANT NATURAL LIGHT AND AMPLE PARKING
ONLY TWO FLOORS REMAINING
AMENITIES
A range of retail facilities are easily accessible from Compass House, including a coffee shop and convenience store at The Gateway and a wider selection of restaurants plus a Tesco Express, a Holiday Inn Express hotel, conference hall and multi-storey car park at Leeds Dock.

DESCRIPTION
Dialling in on its finer details, Compass House is an attractive Grade II-listed former warehouse; as a consequence, the property enjoys a wealth of beautiful historic features including exposed bricks, large windows and cast iron columns.

Completing its wider heritage appeal, the property comprises characterful studio office accommodation featuring:

- RAISED ACCESS FLOOR
- MODERN LIGHTING
- GAS CENTRAL HEATING
- NEW DECORATIONS & CARPETING
- KITCHEN FACILITIES
- WC FACILITIES
- FRONT DOOR INTERCOM ENTRY SYSTEM
- PASSENGER LIFT

AVAILABILITY
Compass House consists of several self-contained studio office suites with the following net internal areas:

FIRST FLOOR
1,850 sq.ft.
SECOND FLOOR
1,850 sq.ft.

PARKING
The office suites benefit from free allocated parking spaces situated to the front of Compass House and in the main Rose Wharf car park close by:

FIRST FLOOR
6 spaces
SECOND FLOOR
6 spaces

RATES
The office suites are to be separately assessed for rating purposes upon occupation.

ENERGY PERFORMANCE CERTIFICATE (EPC)
FIRST FLOOR
Band D (92)
SECOND FLOOR
Band D (92)

Further information is available upon request.

TERMS
The accommodation is available by way of a new full repairing and insuring lease, for a term to be negotiated and agreed. Information on the quoting rent can be obtained from the letting agents.

 REGARDLESS OF WHERE YOU ARE HEADING, COMPASS HOUSE IS IN A CHOICE LOCATION. LEEDS’ INNER LOOP IS ON THE DOORSTEP TO FACILITATE TRAVEL LOCALLY WHilst THE NEARBY M1 (J45) AND M621 BOTH PROVIDE CONNECTIVITY TO THE NATIONAL MOTORWAY NETWORK BEYOND; SIMILARLY, LEEDS CITY STATION, THE COACH STATION AND THE URBAN CORE ARE WITHIN AN EASY WALK TOO.

ORIENTED SOUTH OVERLOOKING THE RIVER AIRE, THE ROYAL ARMOURIES AND LEEDS DOCK, COMPASS HOUSE IS PROMINENTLY SITUATED IN A CHARMING COURTYARD SETTING ON THE EDGE OF LEEDS CITY CENTRE.

First Floor

Second Floor

Balcony
Lift
Sink & worktop area

Male w/c
Female w/c

Balcony
Lift
Sink & worktop area

Down
Up

First floor
Second floor

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COMPASS HOUSE
76 EAST STREET
LEEDS LS9 8EE

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TO LET

CHARACTERFUL RIVERSIDE STUDIO
OFFICES WITH ABUNDANT NATURAL
LIGHT AND AMPLE PARKING

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Richard Fraser or
Philip Shopland-Reed

Richard Dunn
or Tom Goode

MISREPRESENTATION ACT 1967
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